

## REQUEST FOR COUNCIL ACTION

MEETING  
DATE: 08/4/03

35

AGENDA SECTION: CONSENT AGENDA	ORIGINATING DEPT: PLANNING	ITEM NO. D-12
ITEM DESCRIPTION: Wetland Delineation and Replacement Plan – Maine Street Development		PREPARED BY: John Harford, Senior Planner

July 24, 2003

### Wetland Delineation and Replacement Plan:

In 2001 Lawler Environmental identified wetland in the Maine Street development area. According to the wetland report there are 27.03 acres of jurisdictional wetlands in the area generally bounded by the proposed 40<sup>th</sup> St. on the north, US 63 and 48<sup>th</sup> St. to the south, and The Garden's development on the east. This application covers only the proposed Maine Street development and stormwater ponds adjacent to 40<sup>th</sup> St right-of-way and in The Gardens development near CR 101. A general development plan that includes all of these features has been approved for this site. A previous wetland replacement plan was submitted for the road and sewer line construction that caused a total of 12,980 square feet of Type 2 wetland to be filled. This wetland replacement plan will require the filling and draining of a total of 18.79 acres of Type 2 wetland. The wetland replacement ratio is 2:1 and will require a replacement of 37.58 acres.

The replacement wetland is a wetland bank located in Oronoco Township within the Zumbro River watershed. The wetland bank received approval of 34.74 acres by the Board of Water and Soil Resources (BWSR) in early 2003. An additional 2.84 acres of preliminarily approved wetland bank credits are required to meet the minimum 2:1 ratio. The applicant will need to submit a certified check or Letter of Credit to the city for the 2.84 acres until the necessary credits are finally approved by the BWSR

The Technical Evaluation Panel agreed with the wetland delineation. The TEP recommended approval of the wetland replacement plan.

Planning Staff Recommendation: The staff recommends approval of this replacement plan with conditions:

1. Submittal of a completed "Application for Withdrawal of Wetland Credits Form" prepared for BWSR.
2. Submittal of a Letter of Credit or certified check in the amount of at a minimum \$19,880 with an expiration date of no earlier then October 1, 2004.

### City Council Action:

1. The council should pass a resolution approving the replacement plan with the conditions.

### Attachments:

1. Wetland Replacement Plan Application and related report information.

**COUNCIL ACTION:** Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to:

2/16



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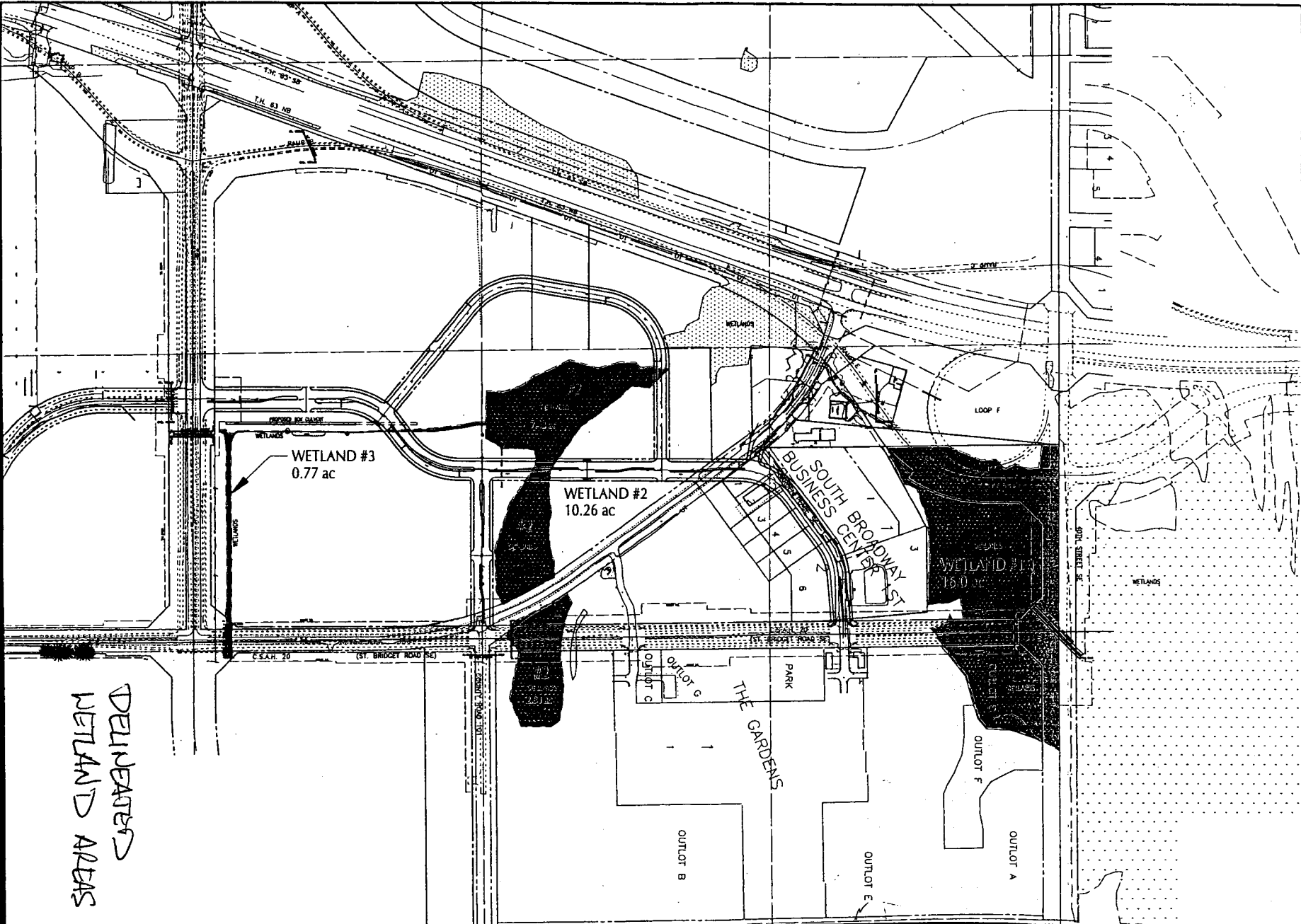
THEORY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

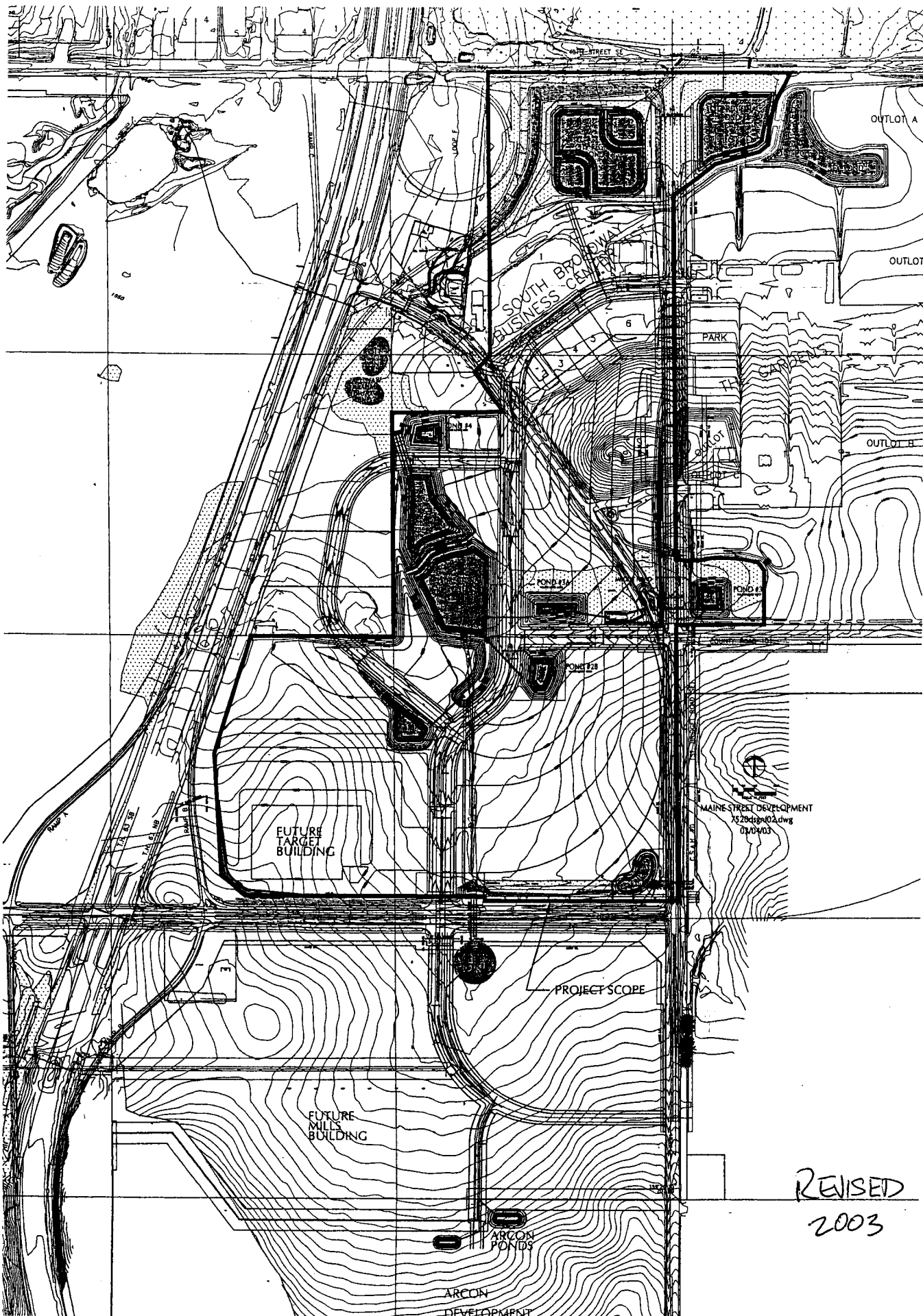
MAINE STREET DEVELOPMENT  
ROCHESTER, MINNESOTA  
WETLAND DELINEATION MAP

PROJECT NUMBER 7520  
COMPUTER 7520PCMD LAYOUT ALT 01C  
DATE 01/16/03  
DRAWN BY WJ  
CHECKED BY LB  
REVISIONS

SHEET NUMBER  
1  
OF ONE SHEETS



4  
N



REVISED GDP  
2003

38  
July 23, 2003

Mr. John Harford, Rochester Wetland Administrator  
Rochester/Olmsted Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

RE: Addendum – Maine Street Development Wetland Replacement Plan

Dear Mr. Harford:

The Wetland Replacement Plan for Maine Street Development has determined a total wetland impact of 18.79 acres due to development and stormwater management construction activities to occur at the Site. The total replacement area required for this impact is 37.58 acres at a 2:1 replacement ratio. It has been the intent of the developers to provide replacement credits for this entire wetland impact within the same County and watershed. This goal has been achieved through the purchase by the developers of the Rieter Wetland Bank, located in northern Olmsted County within the Zumbro River Watershed.

The Reiter Wetland Bank will immediately provide a total of 34.74 acres of wetland NWC and PVC which are presently deposited in the State Wetland Bank (see Notice of Deposit Credits – Attachment A). In addition, 2.84 acres of remaining replacement credits will be secured at the Reiter Wetland Bank within a restoration site presently converting to a Type 2 wetland community. An existing monitoring and maintenance plan as well as a letter of credit from the developer will insure the deposit of these credits into the State Wetland Bank. The enclosed wetland bank Withdrawal Form will initiate the replacement of wetland impacts at the Maine Street Development concurrent with the proposed impacts. A letter of credit will be secured and provided for submittal to the LGU.

The replacement of all wetland impacts as stated is the intent of the developers of Maine Street Development.

  
Tom Hexum

7-23-03  
Date